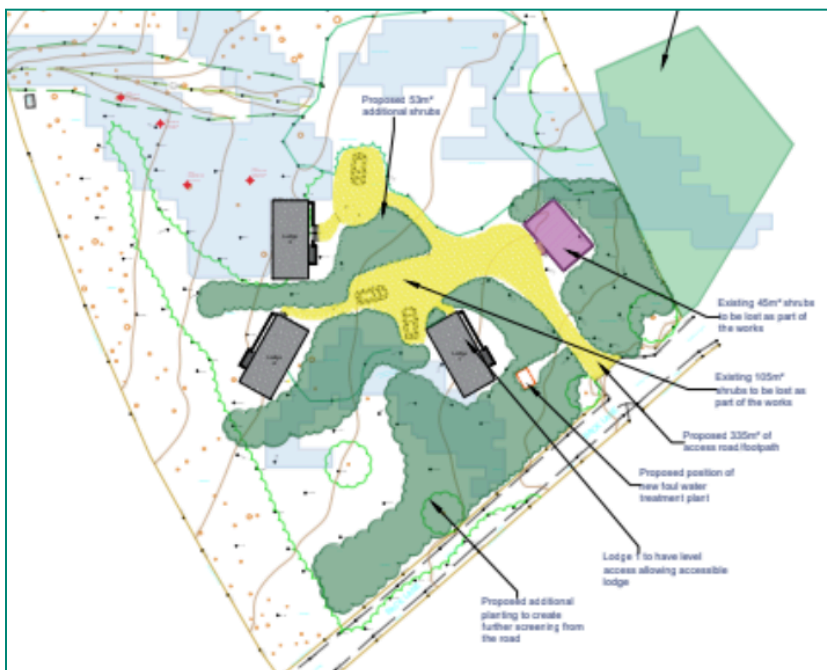


PLANNING SUPPORTING STATEMENT

October 2025

Construction of 3 camping lodges and a utility hut including associated hardstanding and landscaping.



Land at Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr Stuart Hartley



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1. THE APPLICATION SITE & BACKGROUND

- 1.1. 'The site', known as land associated with Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE is shown edged red on the submitted plans. It comprises an area of woodland within the ownership of the applicant, on the western outskirts of Slaidburn, within the Forest of Bowland AONB and is situated immediately to the west of three camping lodges permitted under planning reference 3/2024/0262.
- 1.2. Burn House Farm is a working farm supporting the applicant and family members. The Applicant and his family own 365 acres of agricultural land. The land consists of grassland, woodland and yard area.
- 1.3. Farming income is derived from the following sources and supplemented by the income derived from the success of the existing camping lodges:
 - 1.3.1. 250 head of cattle - black and white bulls provided from McDonalds
 - 1.3.2. 6 native Highland suckler cows and calves kept for conservation purposes and to comply with stewardship schemes
 - 1.3.3. 950 extensive lambing sheep
 - 1.3.4. Shearing (on and off site) and belly clipping undertaken by the applicant
 - 1.3.5. Stewardship Schemes
 - 1.3.6. Basic Payment Scheme - the government's direct payment scheme for landowners/tenants
- 1.4. The primary objectives of stewardship schemes are:
 - 1.4.1. Wildlife conservation
 - 1.4.2. Maintenance and enhancement of landscape quality and character
 - 1.4.3. Natural resource protection
 - 1.4.4. Protection of the historic environment
 - 1.4.5. Promotion of public access and understanding of the countryside
- 1.5. From 2021 until 2027, the government is reducing the amount of BPS subsidy until it becomes nothing in 2027. It is very minimal in 2025.
- 1.6. In addition, the applicant has come out of the higher level scheme and into another environmental scheme.

- 1.7. In addition to the recent loss of income, the overheads for the farm have increased and accounts show the farm cannot make a profit without the existing and proposed camping lodges providing additional income. These alternative income streams will make up the serious shortfall in the future. In addition, the existing three employees are at risk of losing their employment on the farm and the upkeep of the farm will be affected.
- 1.8. The site is located in the Forest of Bowland Area of Outstanding Natural Beauty (AONB) within the open countryside. The site lies approximately 2.2 miles north west of the village of Newton and approximately 2.7 miles west from the settlement of Slaidburn where local facilities are found.
- 1.9. Slaidburn and its surrounding areas are popular with ramblers and tourists alike. It is close to the Hodder River, with its network of paths leading to ancient moorland and the Bowland fells that also adjoin the site. Here panoramic views and waterfalls are found. There are more than 500 listed buildings and 18 scheduled monuments with the AONB. The ongoing maintenance of the farm is essential to preserve the key characteristics and features of the farmed landscape identified within the AONB designation.
- 1.10. Local attractions include:
 - 1.10.1. Gisburn Forest & Stocks;
 - 1.10.2. Bowland Wild Boar Park;
 - 1.10.3. The Clitheroe Mystery Treasure Trail;
 - 1.10.4. Clitheroe Castle Museum;
 - 1.10.5. Pendle Hill;
 - 1.10.6. Ingleborough Cave;
 - 1.10.7. Pendle Witches mystery Treasure Trail.

2. PLANNING HISTORY

- 2.1. The following planning applications relating to Burnhouse Farm were obtained from the Council's online portal:
 - 2.1.1. **3/1989/0436** - The Erection Of Three Self-catering Chalets Of Wood Construction. Withdrawn 31/10/1989
 - 2.1.2. **3/1990/0063** - Erection Of 4 Chalet Type Self Catering Holiday Units. Refused 24/05/1990

- 2.1.3. **3/1999/0788** - Change Of Use Of Barn Attached To Dwelling To Form 2 No. Dwellings. Approved 30/12/1999
 - 2.1.4. **3/2009/0424** - Extension to existing agricultural building to form covered midden. Approved 29/07/2009
 - 2.1.5. **3/2020/0787** - Prior notification for an agricultural access road. Prior approval not required 12/10/2020
 - 2.1.6. **3/2020/0942** - Change of use from agricultural to the siting of a camping pod and decking. Access track to camping pod - Refused 22nd December 2020.
 - 2.1.7. A pre-application request was submitted in 2021 (reference RV/2021/ENQ/00031) and reference will be made to the response within this statement, where necessary.
 - 2.1.8. **3/2021/0721** - Change of use from agricultural to site for three camping pods - Approved 01 September 2021
 - 2.1.9. **3/2024/0057** - Agricultural determination Prior notification for new agricultural track 125m long, 3.5m wide. Permission required
 - 2.1.10. **3/2024/0053** - Agricultural determination Prior notification for new steel portal-framed agricultural building to cover existing livestock gathering and handling yards 22.5m long, 13.7m wide, 4m high to eaves, 5.8m high to ridge. Concreting of existing broken yard area. Permission not required.
 - 2.1.11. **3/2024/0262** - Regularisation of change of use from agricultural land to the siting of three camping lodges, decking, hot tubs and septic tank with associated landscaping works - Approved 22 August 2024.
- 2.2. A pre-application request for four additional lodges with a utility hut and associated parking and turning, all on the current application site, was submitted in March 2025 (reference RV/2025/ENQ/00025). Reference will be made to it within this statement where considered relevant and necessary.

3. THE PROPOSAL

- 3.1. The application proposal is for the change of use from agriculture to the siting of three camping lodges to be used as short term holiday lets, and one utility building, with associated hardstanding areas, utilising an existing access point. The development is to be located in the woodland area to the east of the existing huts.
- 3.2. The design and layout has evolved following constructive pre-application discussions with the LPA, and the comments and advice of the officer have been taken on board. Accordingly:

- 3.2.1. The number of lodges has been reduced to three.
- 3.2.2. The layout has avoided development within the areas shown on the EA Flood Maps as being at risk of surface water flooding, whilst advice was taken from the arboricultural consultant to ensure loss of trees / the loss of the most high value trees is kept to a minimum (indeed there will not be any loss of high value trees).
- 3.2.3. A robust scheme of landscaping is proposed to supplement the existing planting and ensure that long range and short range views of the development are minimised.
- 3.2.4. The size and design of the huts have been altered and are now similar to those adjacent. They will provide comfortable internal accommodation, and be positioned to ensure private space for the respective guests.
- 3.2.5. The proposed design was appraised by an appointed Landscape Consultant to ensure acceptability in Landscape Visual Impact terms, prior to submission.
- 3.2.6. All of the above has been carried out while ensuring the proposal remains fully compliant with biodiversity net gain requirements, as confirmed in the submissions.

3.3. The application is supported by:

- 3.3.1. Site Location / Site Plans
- 3.3.2. Elevation Drawings
- 3.3.3. Topographical Survey and Sections
- 3.3.4. A Landscape Visual Impact Assessment
- 3.3.5. A Flood Risk Assessment / Sequential Test
- 3.3.6. Ecology and Biodiversity Net Gain Reports/Plans
- 3.3.7. An Arboricultural Impact Assessment

3.4. The proposal seeks to build upon the considerable success of the existing huts, generating additional income to strengthen the long-term financial resilience of the farm. Since their installation, operational costs have continued to rise, and the supplementary income is now essential to offset these increases. The existing lodges have already enabled the farm to diversify its operations and to compensate for the reduction in agricultural subsidy payments. This further diversification will safeguard the future of the farm and its three employees, reducing reliance on a single income source. In turn, the proposal will contribute to the local economy through increased visitor expenditure and provide greater public access

to the countryside. The farm also continues to play a key role in maintaining and enhancing the character of the AONB landscape.

4. PLANNING POLICY

- 4.1. The following policies are relevant to the proposal.
- 4.2. National Planning Policy Framework (NPPF) - December 2024
- 4.3. Planning Practice Guidance (PPG)
- 4.4. Ribble Valley Core Strategy Policies:
 - 4.4.1. DS1 Development Strategy;
 - 4.4.2. DS2 Sustainable Development;
 - 4.4.3. EN2 Landscape;
 - 4.4.4. EC1 Business and Employment Development;
 - 4.4.5. EC3 Visitor Economy;
 - 4.4.6. DMG1 General Considerations;
 - 4.4.7. DMG2 Strategic Considerations;
 - 4.4.8. DMG3 Transport and Mobility;
 - 4.4.9. DME2 Landscape and Townscape Protection;
 - 4.4.10. DME3 Site and Species Protection and Conservation;
 - 4.4.11. DMB1 Supporting Business Growth and the Local Economy;
 - 4.4.12. DMB3 Recreation and Tourism Development.

5. PLANNING ANALYSIS

- 5.1. It is considered the proposal raises the following main matters:
 - 5.1.1. The principle of the development;
 - 5.1.2. The impact of the development on the character and visual appearance of the area;
 - 5.1.3. Impacts on residential amenities;

5.1.4. Effects on the highway network.

5.1.5. Diversification

- 5.2. **The principle of development** - Policy EC3 states proposals that contribute and strengthen the visitor economy in the Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities. Policy DMG2 seeks to direct development towards the settlement boundaries, except in certain limited circumstances; one of which is small scale leisure or tourism developments appropriate to a rural area. The development is in effect an extension to the existing camping lodges to the east, and in total would result in seven lodges, which is still considered to constitute small-scale leisure / tourism appropriate to a rural area.
- 5.3. Policy DMB3 sets out a range of criteria for tourism development, one of which being that the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings. In determining application reference 3/2021/0721 the LPA concluded that the camping pods were reasonably well related to existing buildings taking into consideration the need for them to be outside the working farmyard. The same view for development almost immediately, adjacent should therefore still apply. Further, this development has the benefit of the previously permitted three camping pods to which that application related, so again in that sense can be said to be physically well related to an existing group of buildings.
- 5.4. In addition, Key Statement EC1 of the Ribble Valley Core Strategy states: *“Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.”* It was made clear in the submission for the adjacent huts that there was a desperate need for the farm to find alternative income streams in the very near future. The farm needed to diversify to be able to make up the future subsidy shortfall. The success of the lodges has given the farm a much needed revenue boost, and has undoubtedly also had a positive impact on the local rural economy. However it remains the case that further income streams are required and a small expansion to the successful tourism business that has been established, in a manner that will accord with the Council’s development plan as a whole is considered to be a sustainable and appropriate solution.
- 5.5. Overall the proposal is considered acceptable having regard to those relevant criterion within Policies DMG2, EC3, EC1 and on that basis it is considered to be acceptable in principle.
- 5.6. **Impact of the development on the character and visual appearance of the area** -
- 5.7. Additional criterion within Policy DMG2 requires all development within the Forest Of Bowland National Landscape to be in keeping with the character of the landscape and acknowledge the special qualities of the landscape by virtue of its size, design, use of materials, landscaping and siting.

- 5.8. Policy DMB3 sets out the Council's aims specifically with regard to recreation and tourism development. It is broadly supportive of new developments which improve the range of tourist facilities, however it stresses that developments must meet certain criteria and must not conflict with other policies.
- 5.9. Similarly, Key Statement EN2 requires all development within National Landscapes to be in keeping with the character of the landscape and reflect local distinctiveness, vernacular style, scale, style, features and building materials.
- 5.10. Policy DMG1 states that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style, and that particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, and DME2 states that development proposals will be refused which significantly harm important landscape or landscape features.
- 5.11. To ensure the scheme is acceptable with regards to those relevant policies, and in accordance with the advice received from the LPA, a Landscape Visual Impact Assessment has been undertaken by TPM Landscape. It has considered potential effects to landscape character, and visual effects of the proposed lodges, with regard to impacts on views, visual receptors, and the character and setting of the site. It concludes that the additional holiday lodges, given the enclosed nature of the site and contained visual envelope, there will be no perceptible impact to the landscape character of the National Landscape, or Slaidburn Conservation Area, and therefore that any landscape or visual impacts will be either Negligible or Low (at the very most in winter).
- 5.12. The proposal is therefore considered acceptable in terms of visual and landscape impact, having regard to those policies cited above.
- 5.13. **Impacts on residential amenities** - There will be no negative impact on residential amenity of neighbouring properties as they are located far enough away not to cause a disturbance.
- 5.14. **Effects on the highway network** - Policy DMB3 requires that developments are well related to the existing highway. They should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Furthermore the site should be large enough to accommodate the necessary car parking, service areas.
- 5.15. The site has direct connectivity to Back Lane via the existing track which also serves as Public Rights Of Way FP0329001 and FP0329003, and is only 0.8miles from Back Lane that leads to Slaidburn and Newton-In Bowland. Accordingly, the site is considered to be reasonably well related to the existing highway network.
- 5.16. The small-scale nature of the development will only require one car per pod to travel to and from the site. There is no capacity within each pod for more than one couple. Accordingly, the proposal will not create any problems or disturbance on the highway network, either individually or cumulatively taking

into account the existing lodges. The proposal includes internal areas for parking and turning in relation to each lodge.

- 5.17. Given the proposal is small scale in nature it is considered the proposal accords with Policy DMB3.

6. TREES, DRAINAGE, & ECOLOGY

- 6.1. **Trees** - No trees are impacted by the proposal as the pods will be positioned adjacent to the existing woodland and a significant number of new trees have been planted around them. The tree report evidences this.
- 6.2. **Drainage** - Existing surface water drains and watercourses drain the site. Water flows into the lower valleys, away from residences via the watercourses. The pedestrian track will be about 1m wide and permeable (compacted hardcore). No hardstanding around the pods are proposed. Surface water from the roofs will be diverted into the watercourses via the land drains. There will be no adverse impacts to the surrounding watercourses. In terms of foul drainage the proposal includes a septic tank to be located close to the road. A FRA and sequential test have been provided.
- 6.3. **Ecology** - It is considered that the proposal will not have any adverse impacts on protected species or habitats as no trees will be removed, nor are any buildings being affected. However, the site has been enhanced by the additional planting areas, encouraging more biodiversity. Mandatory biodiversity net gains have also been achieved.

7. CONCLUSION

- 7.1. The diversification scheme provides an alternative income stream to replace subsidy loss. It has futureproofed the farm and is genuinely needed by the farm business to sustain it. The existing success shows how much demand there is for the accommodation locally and the applicant is constantly receiving enquiries. It will open up further access to the countryside for more people and help the farm maintain the AONB and surrounding countryside.
- 7.2. The proposed development is considered to be acceptable in principle, it will not be harmful in the rural landscape or the AONB, it will not be harmful to flood risk, highway safety, trees, protected species/habitats and the site is located some distance from neighboring residents.
- 7.3. The proposal is considered to comply with the provisions of the Framework and the Councils Core Strategy policies and therefore the Council are respectfully requested to approve the planning application.

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